



PH ESTATE AGENTS



# 84 Beaumont Road

, Middlesbrough, TS3 6NP

£65,000



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## IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple

Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.

How to Make an Offer

If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:

Identification

- Valid passport or driving licence.

For Cash Purchases

- Evidence of cleared funds by way of a bank statement.

For Mortgage Purchases

- Evidence of deposit by way of a bank statement.
- Decision in principle from your lender.
- If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.

Legal Services

We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!

Selling Your Property?

If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

- Professional photography
- Detailed floor plans
- Virtual property tour
- Listings on Rightmove, Zoopla, and On the Market

Next Steps

Once you're ready to make an offer:

1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers

- All property particulars, descriptions, and measurements are

provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.

- Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
- Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
- We reserve the right to amend or withdraw this property from the market at any time without notice.
- Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
- By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
- Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
- All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.

For further details or clarification, please contact our office directly.

## ENTRANCE HALLWAY

3'4 x 2'11 x 9'9 x 3 (1.02m x 0.89m x 2.97m x 0.91m)

Step through a uPVC external door to be welcomed into the entrance hallway, boasting lofty ceilings that enhance the spacious feel, provides a gateway to the sweeping staircase ascending to the upper level, as well as to the reception and dining areas.

## RECEPTION ROOM

12'6 x 10'1 (3.81m x 3.07m)

Venture into the reception room, with a bay-fronted window which invites the outside in, casting natural light across this expansive family sanctuary. The presence of a central heating radiator ensures a warm and cosy ambiance, while the crisp white walls offer a blank canvas for your personal touches.

## DINING ROOM

11'9 x 10'3 (3.58m x 3.12m)

Adjacent to the reception area lies the dining space, a convivial setting for shared meals and memories. Central heating radiates warmth, complementing the room's painted walls, and a double-glazed window offers a glimpse of the world beyond. A built-in storage cupboard adds practicality, and from here, one can seamlessly transition to the kitchen.

## KITCHEN

11'6 x 7'4 (3.51m x 2.24m)

The kitchen features wood base and wall cabinets set against a chic black tiled backsplash. An integrated oven, hob, and extractor fan stand ready to assist for mealtimes. A double-glazed window frames views of the home's side aspect, and another uPVC door provides convenient access to the rear yard.

## BATHROOM

6'8 x 7'6 (2.03m x 2.29m)

The bathroom is to the ground floor and is complete with a three-piece suite that includes a toilet, basin, and bath.

## LANDING

8'1 x 3'5 (2.46m x 1.04m)

Ascend to the upper landing, a hub from which one can explore the three bedrooms and access the loft space above. Here, too, a handy storage cupboard offers a discreet place to tuck away linens and essentials.

## BEDROOM ONE

10'11 x 13'7 (3.33m x 4.14m)

Bedroom one is situated at the front of the home and is bathed in light from a generous window. An integrated storage cupboard and a central heating radiator are thoughtful additions to this restful retreat.

## BEDROOM TWO

11'10 x 8'2 (3.61m x 2.49m)

Bedroom two, arrayed in neutral tones with carpeting and white walls, features a central heating radiator and a double-glazed window that overlooks the rear of the property.

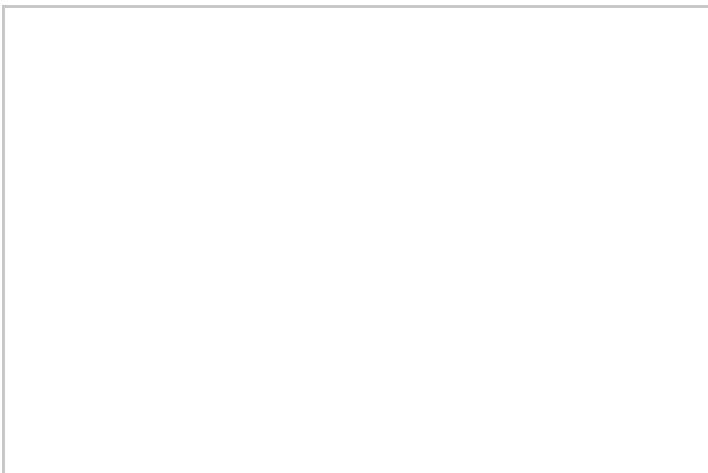
## BEDROOM THREE

11' x 7'6 (3.35m x 2.29m)

Bedroom three, also graced with a central heating radiator and a rear-facing window also includes an inbuilt storage cupboard for added convenience.

## EXTERNAL

Externally, the property presents a quaint, secure yard, while the convenience of on-street parking awaits at the front of the home.



## Road Map



## Hybrid Map



## Terrain Map



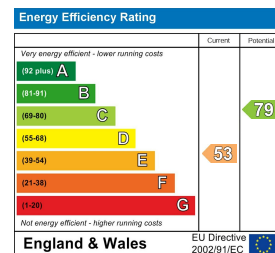
## Floor Plan



## Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.